

PARTITION PLAT NO. 20060008T

A Partition of Lot 4, Block "A" of COLEMAN'S ADDITION TO SUMMERVILLE, situated in the Southwest 1/4 of Section 12, Township 1 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20062630T
 Plat Cabinet Number C.819-C820

BASIS OF BEARING

Solar Observations taken at a point 64 feet North and 47 feet West of the South 1/4 corner of Section 12, Township 1 South, Range 38 East of the Willamette Meridian.

SCALE: 1" = 60'

LEGEND

- ◆ Found 1/2" iron pin set by Plat of Coleman's Addition
- Set 5/8" x 30" iron rebar with yellow plastic cap marked "BBB SURVEY MARKER".
- Centerline of road
- X-X- Existing fence line
- - - - - Ditch

REFERENCE MATERIAL

Survey No. 46-76
 Survey No. 003-1996
 Original Plat of COLEMAN'S ADDITION TO THE TOWN OF SUMMERVILLE

Deeds
 Microfilm No. 73536
 Microfilm No. 20052274
 Title Report Order #44504 March 17, 2006
 by Abstract & Title Company

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson
 OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2006

SURVEYOR'S EXACT COPY STATEMENT

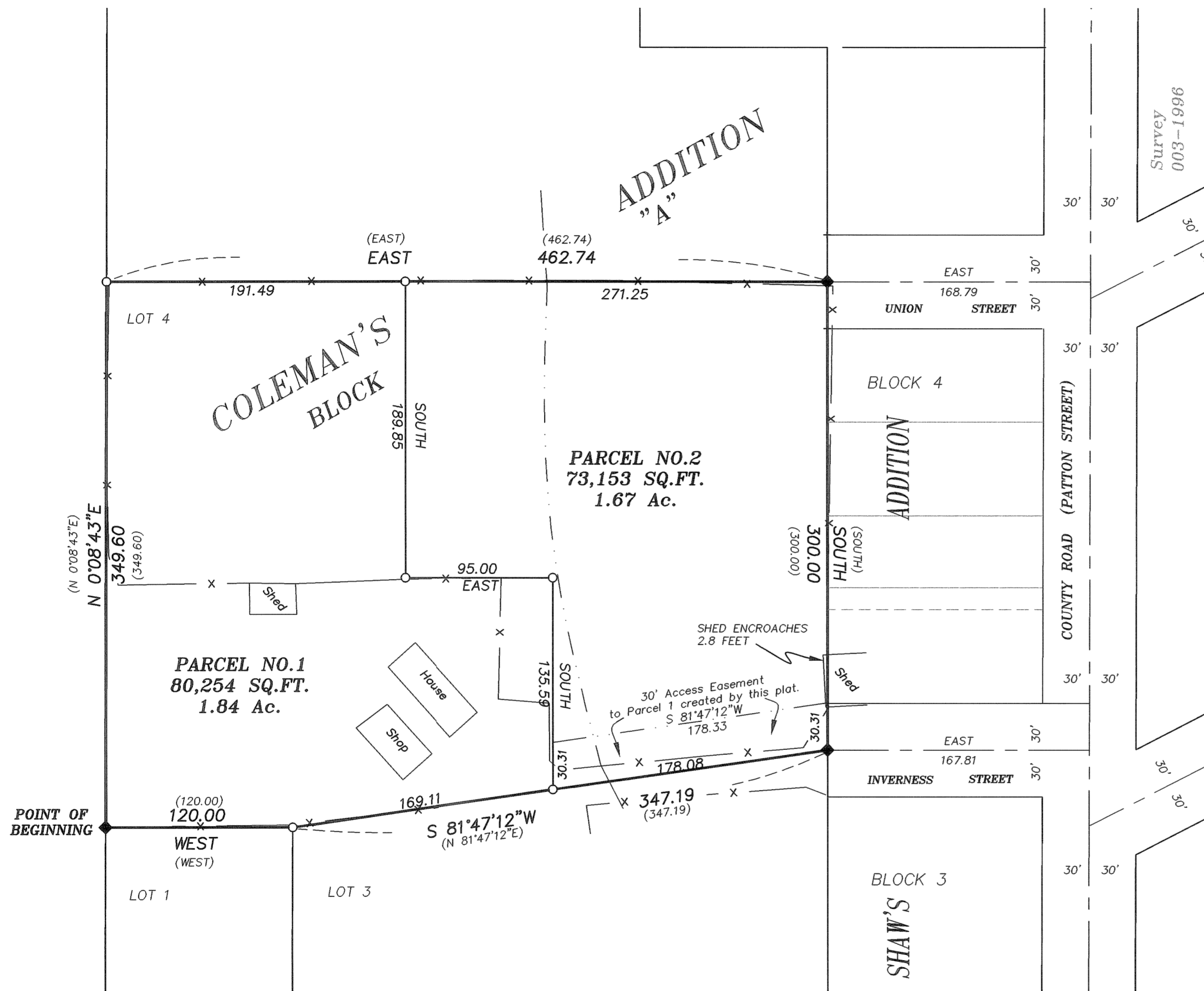
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20060008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C.819-C820 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson

Rick G. Robinson, OPLS 2219

NARRATIVE

This partition was done at the request of Mr. Flowers, for the purpose dividing the existing lot into two parcels. The existing lot was created by the original plat of COLEMAN'S ADDITION to Summerville. I placed the exterior of the lot by locating existing monuments set by COLEMAN'S ADDITION. I then reestablished the exterior corners not found at record position of said plat, and established new monuments for the dividing line at Mr. Flowers direction.



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SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being Lot 4 in Block "A" of COLEMAN'S ADDITION to the Town of Summerville, situated in Township 1 South, Range 38 East of the Willamette Meridian, the exterior being more particularly described as follows:

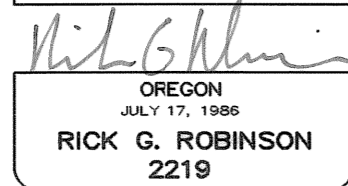
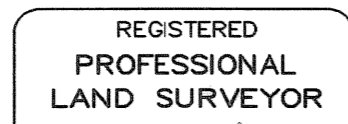
Beginning at the Southwest corner of said Lot 4, Block "A" of COLEMAN'S ADDITION to the Town of Summerville.

- Thence; North 0°08'43" East, along the West line of said COLEMAN'S ADDITION, a distance of 349.60 feet to the Northwest corner of said Lot 4,
- Thence; East, along the North line of said Lot 4, a distance of 462.74 feet, to the Northeast corner of said Lot 4,
- Thence; South, along the East line of said Lot 4, a distance of 300.00 feet to the Southeast corner of said Lot 4,
- Thence; South 81°47'12" West, along the South line of said Lot 4, a distance of 347.19 feet, to an angle point in said line,
- Thence; West, continuing along said South line, a distance of 120.00 feet to the Point of Beginning of this description.

Said parcel containing 3.52 Acres.

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2006

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20060008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C819-C820 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

DECLARATION

Know all people by these presents that ROBERT G. FLOWERS and LORIE M. FLOWERS are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, and hereby create the 30 foot ingress and egress easement to Parcel 1, all in accordance with the provisions of ORS Chapter 92.

Robert G. Flowers
ROBERT G. FLOWERS
R.G. F.

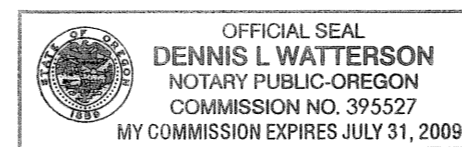
Lorie M. Flowers
LORIE M. FLOWERS
LORRIE M.F.

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 26 day of MAY, 2006, before me a Notary Public in and for said County and State, personally appeared ROBERT G. FLOWERS and LORIE M. FLOWERS, who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Dennis L. Waterson
Notary Public for
the State of Oregon



Notarial seal

UNION COUNTY ASSESSOR / TAX COLLECTOR

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2005-2006 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Linda L. Hill Date: 6/5/06
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY SURVEYOR

Approved this 25th day of May, 2006.

by Baker County Surveyor, Thomas J. Hanley
Thomas J. Hanley

CITY OF SUMMERVILLE

Approved this 27th day of MAY, 2006.

Sheri L. Rogers
Sheri L. Rogers, Mayor
SR

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 5th day of June, 2006, at 3:35 o'clock P.M., and filed in Plat Cabinet No. C819-C820 Union County records. Microfilm No. 20062630T.

Union County Clerk by B. Church, deputy